

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Linden Street, Box Hill South Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Box Hill South

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Mccomas Gr BURWOOD 3125	\$1,299,000	27/06/2023
2	810 Canterbury Rd BOX HILL SOUTH 3128	\$1,255,000	01/04/2023
3	252 Elgar Rd BOX HILL SOUTH 3128	\$1,200,000	24/06/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/07/2023 10:32

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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending March 2023: \$1,410,000



Property Type: House (Previously Occupied - Detached)

Land Size: 678 sqm approx

Agent Comments

Comparable Properties



13 Mccomas Gr BURWOOD 3125 (REI)

Agent Comments



Price: \$1,299,000

Method: Private Sale

Date: 27/06/2023

Property Type: House

Land Size: 794 sqm approx



810 Canterbury Rd BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,255,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 723 sqm approx



252 Elgar Rd BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 697 sqm approx

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